



City of Seattle

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Gregory J. Nickels, Mayor  
**Department of Planning and Development**  
D. M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR OF  
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 2307142  
**Applicant Name:** George Johnston with Pacific Telecom Services  
**Address of Proposal:** 8620 Roosevelt Way Northeast

**SUMMARY OF PROPOSED ACTION**

Master Use Permit for future installation of a minor communication utility (AT & T Wireless) consisting of a total of twelve (12) wall mounted panel antennas (three sectors) on the roof of an existing mixed use building (office/apartments). Project includes an equipment cabinet to be located in a fenced enclosure at the base of the structure.

The following approval is required:

**SEPA - Environmental Determination** (Chapter 25.05, Seattle Municipal Code).

**SEPA DETERMINATION:** ☐ Exempt ☒ DNS ☐ MDNS ☐ EIS  
☐ DNS with conditions  
☐ DNS involving non-exempt grading or demolition or  
involving another agency with jurisdiction.

**BACKGROUND INFORMATION**

**Site and Vicinity Description**

The proposal site is situated near the southeast corner of the intersection of Northeast 88th Street and Roosevelt Way Northeast, fronting on Roosevelt Way Northeast. The property contains a total area of approximately 10,505 square feet (sq. ft.). The parcel is zoned Neighborhood Commercial 2 with a forty foot height limit in the Northgate overlay district (NC2-40', NG). This rectangular lot contains one, two-story mixed use building consisting of one level of commercial office space and apartments and one level of apartments with an associated surface parking area.

Surrounding property is zoned as NC2-40' to the north and west of the property. Single Family 5000 (SF 5000) zone is to the east and south of the subject property. Existing development in the vicinity of the proposal includes commercial uses and mixed use residential structures to the north and west. A duplex is just east and the Maple Leaf Reservoir is located immediately south of the subject site.

### Proposal Description

The proposed project consists of the installation of a minor communication facility for AT & T Wireless. The facility will consist of three (3) sector antenna arrays ("A", "B" and "C") with four (4) 4'3" antennas per sector mounted within an RF (radio frequency) transparent screen wall constructed 9 feet above the roof decking of an existing commercial/residential building. Sectors "A", "B" and "C" antennas will be mounted to the east side, the south side and the west side of the screen wall respectively. This 16.5' by 19' screen wall rooftop addition is proposed to be located 13' from the westernmost roof edge and 39'-10" from the southernmost roof edge. All associated cabling will be located in cable trays affixed atop the roof and within a coax cable chase mounted against the east exterior facade of the building and routed to the associated ground-related radio equipment. The associated radio equipment cabinets will be placed on a concrete slab near the east property line and will be enclosed within 7' wood fencing and painted to match the building's exterior. The antennas, cabling tray, metal shroud and fiberglass screen wall will be painted and constructed to match the appearance of the building. The trash dumpster area will be relocated to the northeast corner of the subject site.

### Public Comments

The public comment period for this project ended December 31, 2003. DPD received two written comment regarding this proposal. The neighbor expressed concerns regarding possible health impacts due to exposure to electromagnetic radiation emissions, the manner in which this application was noticed and the growing trend of antenna installations in their immediate area.

### ANALYSIS - SEPA

The initial disclosure of the potential impacts from this project was made in the environmental checklist dated October 31, 2003. The information in the checklist, applicant's statement of Federal Communication Commission Compliance, supplemental information and the experience of the lead agency with the review of similar projects form the basis for this analysis and decision.

Many environmental concerns have been addressed in the City's codes and regulations. The SEPA Overview Policy (SMC 25.05.665) discusses the relationship between the City's code/policies and environmental review. The Overview Policy states, in part, *"Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulation are adequate to achieve sufficient mitigation"* subject to some limitations. It may be appropriate to deny or mitigate a project based on adverse environmental impacts in certain circumstances as discussed in SMC 25.05.665 D1-7. In consideration of these policies, a more detailed discussion of some of the potential impacts is appropriate.

### Short - Term Impacts

The following temporary or construction-related impacts are expected; decreased air quality due to suspended particulate from building activities and hydrocarbon emissions from construction vehicles and equipment; increased traffic and demand for parking from construction equipment and personnel; increased noise; consumption of renewable and non-renewable resources. These impacts are expected to be very minor in scope and of very short duration considering the installation process. No conditioning pursuant to SEPA is warranted.

### Construction and Noise Impacts

Codes and development regulations applicable to this proposal will provide sufficient mitigation for most impacts. The initial installation of the antennas and construction of the equipment room may include loud equipment and activities. This construction activity may have an adverse impact on nearby residences. Due to the close proximity of nearby residences, the Department finds that the limitations of the Noise Ordinance are inadequate to appropriately mitigate the adverse noise impacts associated with the proposal. The SEPA Construction Impact policies, (SMC 25.05.675.B) allow the Director to limit the hours of construction to mitigate adverse noise and other construction-related impacts. Therefore, the proposal is conditioned to limit construction activity to non-holiday weekday hours between 7:30 a.m. and 6:00 p.m.

### Long - Term Impacts

Long-term or use-related impacts are also anticipated as a result of approval of this proposal, namely increases in demand for energy and increased generation of electromagnetic radiation emission. These long-term impacts are not considered significant or of sufficient adversity to warrant mitigation. However, due to the widespread public concerns expressed about electromagnetic radiation, this impact is further discussed below.

The Federal Communications Commission (FCC) has been given exclusive jurisdiction to regulate wireless facilities based on the effects of electromagnetic radiation emissions. The FCC, the City and County have adopted standards addressing maximum permissible exposure (MPE) limits for these facilities to ensure the health and safety of the general public. The Seattle-King County Department of Public Health has reviewed hundreds of these sites and found that the exposures fall well below all the maximum permissible exposure (MPE) limits. The Department of Public Health does not believe these utilities to be a threat to public health.

The City is not aware of interference complaints from the operation of other installations from persons operating electronic equipment, including sensitive medical devices (e.g. - pacemakers). The Land Use Code (SMC 23.57.012C2) requires that warning signs be posted at every point of access to the antennas noting the presence of electromagnetic radiation. In the event that any interference was to result from this proposal in nearby homes and businesses or in clinical medical applications, the FCC has authority to require the facility to cease operation until the issue is resolved.

The information discussed above, review of literature regarding these facilities, and the experience of the Departments of Planning and Development and Public Health with the review of similar projects form the basis for this analysis and decision. The Department concludes that no mitigation for electromagnetic radiation emission impacts pursuant to SEPA policies is warranted.

Other long term impacts such as height, bulk and scale, traffic, and air quality are minor and adequately mitigated by the City's existing codes and ordinances. Provided that the proposal is constructed according to approved plans, no further mitigation pursuant to SEPA is warranted

### **DECISION - SEPA**

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C).
- [ ] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

### **CONDITIONS - SEPA**

#### **During Construction**

The following condition to be enforced during construction shall be posted at the site in a location on the property line that is visible and accessible to the public and to construction personnel from the street right-of-way. If more than one street abuts the site, conditions shall be posted at each street. The conditions will be affixed to placards prepared by DPD. The placards will be issued along with the building permit set of plans. The placards shall be laminated with clear plastic or other waterproofing material and shall remain posted on-site for the duration of the construction.

1. In order to further mitigate the noise impacts during construction, the hours of construction activity shall be limited to non-holiday weekdays between the hours of 7:30 a.m. and 6:00 p.m. This condition may be modified by DPD to allow work of an emergency nature or allow low noise interior work. This condition may also be modified to permit low noise exterior work after approval from the Land Use Planner.

Signature: (signature on file) Date: March 25, 2004  
Tamara Garrett, Land Use Planner  
Department of Planning and Development